

Until a change is requested, all tax statements Vol 179 will be sent to
the following address: Mr. and Mrs. Richard C. Martin Page 22660
Return to same... 13030 Francisquito
Baldwin Park, CA 91706

74431

K-32410

WARRANTY DEED

KENNETH L. CORDIS and JOANNE I. CORDIS, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto RICHARD C. MARTIN and LINDA J. MARTIN, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

That part of the S $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 17, Township 39 South, Range 11 E.W.M., lying South and Easterly of Lost River.

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 17 in Township 39 South, Range 11 E.W.M., lying North of Harpold Road.

That portion of the NE $\frac{1}{4}$ of Section 20 in Township 39 South, Range 11 E.W.M., lying North of Harpold Road.

The N $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 39 South, Range 11 E.W.M., lying East of Lost River.

SUBJECT TO: (1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1978-79 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

(2) Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(3) Any unpaid charges or assessments of Horsefly Irrigation District.

(4) Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.

(5) Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River.

(6) Reservations and restrictions in deeds from State of Oregon, as follows: "Subject, however, to right of way for ditches, canals, and reservoir sites for irrigation purposes, constructed or which may be constructed by authority of the United States or otherwise, which right of way is hereby expressly reserved."

(7) Rights granted to the Horsefly Irrigation District by instrument recorded in Book 7 of Miscellaneous Records, page 343, Records of Klamath County, Oregon.

(8) Right of Way from Homer M. Holt and Carol M. Holt, husband and wife, to California Oregon Power Company, dated June 22, 1950, recorded June 23, 1950, in Deed Volume 239, page 653, Records of Klamath County, Oregon.

(9) Right of Way Agreement, including the terms and provisions thereof, from Homer M. Holt and Carol M. Holt, husband and wife, to Pacific Gas Transmission Company, a California corporation, dated February 6, 1960, recorded March 21, 1960, in Deed Volume 319, page 590 and described in Notice of Location dated September 21, 1961, in Deed Volume 332, page 414, Records of Klamath County, Oregon, and further described in Notice of Location Amending Description of Existing Right of Way, recorded January 17, 1979, in M79, page 1379, Records of Klamath County, Oregon.

(10) Pipe Line Easement, including the terms and provisions thereof, from Homer M. Holt et al., to El Paso Natural Gas Company, a corporation, dated January 10, 1961, recorded January 20, 1961, in Deed Volume 326, page 617, Records of Klamath County, Oregon.

(11) Reservations and restrictions in Deed from R. L. Woods and Marilyn B. Woods, husband and wife, to Thomas W. Greisamer and Mildred R. Greisamer, husband and wife, dated May 17, 1974, recorded June 3, 1974, in Deed Volume M74, page 6778, Microfilm Records of Klamath County, Oregon.

(12) Mortgage, including the terms and provisions thereof, given by Kenneth L. Cordis and JoAnne I. Cordis, husband and wife, to The State of Oregon, by the Director of Veterans' Affairs, dated June 19, 1978, and recorded June 20, 1978 in Mortgage Records M78, page 13171, Records of Klamath County, Oregon, to secure the payment of \$150,320.00.

(13) Mortgage, including the terms and provisions thereof, by Kenneth L. Cordis and JoAnne I. Cordis, husband and wife, to Farmers Home Administration, dated January 31, 1979, and recorded February 1, 1979, in M79, page 2609, Records of Klamath County, Oregon, to secure the payment of \$51,970.00.

(14) Mortgage, including the terms and provisions thereof, by Kenneth L. Cordis and JoAnne I. Cordis to Farmers Home Administration, dated March 23, 1979, and recorded March 23, 1979 in M79, page 6638, Records of Klamath County, Oregon, to secure the payment of \$98,000.00.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

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Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$420,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 18 day of September, 1979.

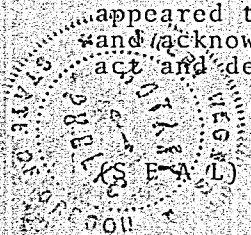
Kenneth L. Cordis
Kenneth L. Cordis

Jo Anne I. Cordis
JoAnne I. Cordis

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 18 day of September, 1979, personally appeared the above-named KENNETH L. CORDIS and JOANNE I. CORDIS, and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 8-5-83



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 24th day of September A. D. 19 79 at 3:50 clock P. M., or

fully recorded in Vol. M79, of Deeds on Page 22660

Wm D. MILNE, County Clerk

By [Signature]

Fee \$10.50